



Southview Close | Southwick | BN42 4TX

Guide Price £325,000





We are delighted to offer for sale this two bedroom mid terraced house situated on level ground in this convenient residential location.



Key Features

- Modern Kitchen/Dining Room
- Spacious Open Plan Lounge
- Good Size Rear Garden
- No Ongoing Chain
- Allocated Parking
- Scope For Third Bedroom
- Shoreham Academy Catchment Area
- Modern Bathroom



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed door through to:-

INTERNAL STORM PORCH Comprising obscure glass pvcu double glazed windows, tiled flooring, opening to:-

OPEN PLAN SPACIOUS LOUNGE South aspect. Comprising pvcu double glazed window with fitted blinds, recess into chimney breast, recess shelving, coving, sunken spotlights, tiled flooring, opening to:-

KITCHEN / DINING ROOM North aspect. Comprising pvcu double glazed window, pvcu double glazed sliding door leading out into good sized rear garden, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, fitted five ring range gas cooker with extractor fan over, part tiled splash backs, inset stainless steel single drainer sink unit with mixer tap, matching integrated dishwasher, matching integrated fridge, matching cupboard housing Worcester combination boiler, tiled flooring, sunken spotlights, coving, door to walk in under stairs storage cupboard having space for fridge/freezer, wall mounted electric meter and wall mounted gas meter.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder, being part boarded and benefitting from power and lighting.

BEDROOM ONE South aspect. Comprising two pvcu double glazed windows with fitted blinds, coving, built in mirrored wardrobes with hanging rail and shelving, radiator, laminate flooring.

BEDROOM TWO North aspect. Comprising pvcu double glazed window, radiator, laminate flooring, coving.

MODERN BATHROOM North aspect, Comprising obscure glass pvcu double glazed window, panel enclosed bath having a wall mounted Triton electric shower over, hand wash basin with vanity unit below, low flush wc, fully tiled walls, sunken spotlights, wall mounted heated towel rail.

EXTERNAL

FRONT GARDEN Comprising paved walkway onto laid chip slate being dwarf wall enclosed.

GOOD SIZED REAR GARDEN Comprising large paved area stepping up onto further paved area onto lawned area onto raised decked area, various shrub tree and pant boarders, timber built shed, outside tap, gate to rear access, fence enclosed.

TENURE

Leasehold

LEASE: 250 years from 1964 - Approximately 188 years remaining

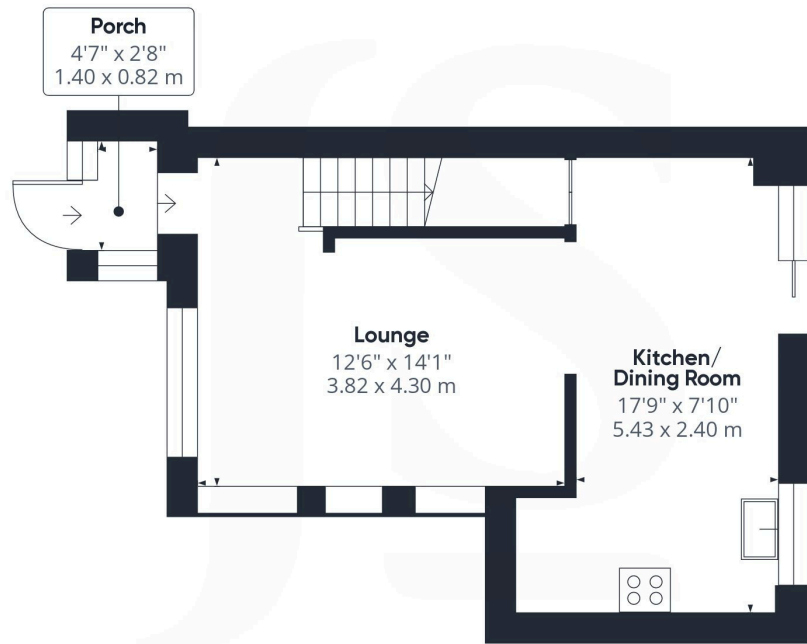
MAINTENANCE: Zero

GROUND RENT: £25 per annum

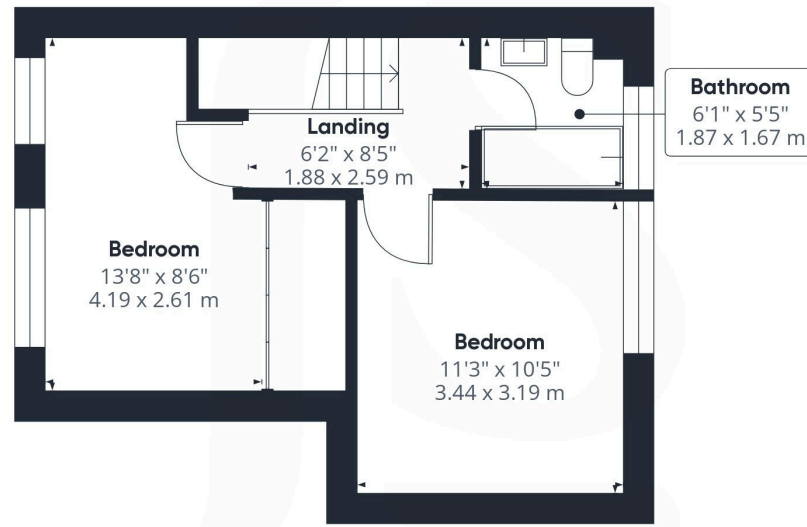
LOCATION

Situated in this convenient residential location within close proximity of Southwick Square with its comprehensive shopping facilities, health centre, library and railway station. Within a mile to the west you will find Holmbush Shopping Centre with Tesco, Marks & Spencer's & Next along with Wadurs Swimming Pool and a parade of local shops.





Floor 0



Floor 1



Approximate total area⁽¹⁾

668.88 ft²
62.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 721 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.